Davidson County	DEEDWARRSP
Recvd: 04/22/10 12:10	5 pgs
Fees:28.00 Taxes:151.70	
20100422-0030510	

This Instrument Prepared by and Return To:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number **2010020039TN**

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) **Robert Braswell**	(Name) **Robert Braswell**	**34.14-0-027.00**
(Address) **241 Aurora Avenue**	(Address) **241 Aurora Avenue**	
(City) (State) (Zip) **Madison, TN 37115**	(City) (State) (Zip) **Madison, TN 37115**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as trustee, on Behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2,** Grantor has this day bargained and sold, and does hereby transfer and convey unto **Robert Braswell,** Grantee(s) herein, their successors, heirs and assigns, that certain real estate situated and being in the City of Madison, County of Davidson, State of Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

Parcel ID# **34.14-0-027.00**

X Improved OR

Unimproved property located at: **241 Aurora Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 2nd day of April 2010, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

U.S. Bank National Association, as trustee, on Behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 by and through their duly appointed Attorney-in-Fact, Select Portfolio Servicing, Inc. fka Fairbanks Capital Corp.

By DEBRA REILLY, DOC. CONTROL OFFICER

Title:_____

State of Utah
County Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBRA REILLY, DOC. CONTROL OFFICER (Name of Person Signing) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/herself to be the DOC CONTROL OFFICER (Title of Person Signing) of Select Portfolio Servcing Inc. fka Fairbanks Capital Corp., as Attorney in Fact for **U.S. Bank National Association, as trustee, on Behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2** the within name bargainor and that he/she/they acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 2nd day of April 2010.

DHARI LINDSEY
Notary Public State of Utah
My Commission Expires on:
October 10, 2012
Comm. Number: 576414

Notary Public
My Commission Expires: 10-10-2012

State of Tennessee
County of _____

The actual consideration or value, whichever is greater, for this transaction is $41,000.00.

Affiant

Subscribed and sworn before me this 8th day of April 2010

Notary Public
My Commission Expires: 8/10/13

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

A parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of lot 34 of the Elmore Hill Subdivision of Edgemeads Farms as recorded in book 547, pages 89 and 90 in the Register's Office, Davidson County, Tennessee, an more particularly as shown by a survey of Barge, Waggoner and Sumner, engineers, dated November 16, 1961, and described as follows: beginning at an iron pin, said pin being in the northerly margin of proposed Aurora Avenue and the common line between lots 33 and 34 of the subdivision of Edgemeads Farms; thence north 7 degrees 48 minutes West 164.03 feet with the common fence line between lots 33 and 34 to an iron pin; thence north 89 degrees 06 minutes East 172.49 feet with an existing fence to an iron pin; thence, south 4 degrees 23 minutes East 126.78 feet with an existing fence to an iron pin in the northerly margin of proposed aurora avenue; thence, westerly with the northerly margin of proposed Aurora Avenue 166.16 feet around a curve to the right of radius 350.00 feet having a central angle of 27 degrees 12 minutes to the point of beginning containing 0.65 acres, more or less.

This being the same property conveyed by Trustee's Deed executed by Shellie Wallace, as Successor Trustee, to U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2, filed for record October 19, 2009, in Instrument No. 20091019-0096439, Davidson County, Tennessee records.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as of the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 4/15/12

(Seal)